



**Apt 5, Beadesert Park,  
Birmingham Road, Henley in Arden  
B95 5QB**

**Guide Price  
£450,000**



Surrounded by stunning grounds and with countryside views, this Grade II listed period home was originally built in the 1850's and since converted into apartments offers stylish living in a lovely period building. Our top floor, two bed apartment offers well-proportioned accommodation and has lots of original features, and is convenient for local shopping in Henley High St. We are offering the apartment for sale with No Upward Chain. The property would benefit from some updating and modernising in some areas.

Approached via a sweeping driveway surrounded by glorious open parkland leads you through to this elevated handsome period property which stands proud in well cared for communal grounds. The private grounds offer visitor parking and apartment five has its own double garage en bloc. A short walk from the parking areas and garage is a pathway leading to the rear of the property where the communal entrance gives access to the stairs and apartments. Stairs lead you to the second floor where number 5 is located.

## APARTMENT 5

A well-proportioned and welcoming 'L' shaped hallway offering lots of storage has period style beams and picture rail and doors radiating off to both living and sleeping accommodation. The galley kitchen with superb countryside views has wooden fronted wall and base mounted units with a useful breakfast bar, display shelving, and the opportunity to also purchase the current white goods if required. The formal dining room is of grand proportions (currently houses a dining table and chairs seating 8 people and still has lots of space surrounding) and with being dual aspect, allows lots of natural light to filter through, and again offers super views. Access from the dining room takes you into a lovely elegant sitting room complete with a feature Adam-style fireplace with marble back and hearth and inset gas fire.

The apartment offers two spacious bedrooms, both with fitted bedroom furniture and great views. The guest bedroom (currently being used as a sitting room) has the benefit of a private WC and wash basin off the bedroom so ideal for visiting friends and relatives. The main bathroom if fully fitted with plenty of storage, low flush WC, hand basin and tub style 'walk in-sit down' bath ideal for less mobile buyers.





## LOCATION - HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to visit. Henley-in-Arden is best known for its variety of historic buildings. Some of these buildings date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses and many restaurants to choose from, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.



## ADDITIONAL INFORMATION

**TENURE:** SHARE OF THE FREEHOLD We have been advised there are approximately 954 years remaining on the lease. Purchasers should check this before proceeding. Service charges are currently £350 per month.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band D

**ENERGY PERFORMANCE CERTIFICATE RATING:** Not required as the property is Grade II Listed.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total Living Area 125.87 square metres / 1355 square feet

### Second Floor



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